

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
MARY HELEN MCCOY
4317 Fair Oaks Drive
Birmingham, Alabama 35213

CORPORATE WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTH FIVE THOUSAND Dollars (\$165,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **THOMPSON REALTY CO., INC.,** an Alabama corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **MARY HELEN MCCOY** (hereinafter referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 195-A, according to the Survey of Shoal Creek, as recorded in Map Book 9, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1996 and thereafter.
2. Easements as shown on the recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 129, Page 294.
4. Right of way, easements and rights in connection therewith granted to the Water Works Board of the City of Birmingham recorded in Deed 301, Page 198.
5. Right of way granted to South Central Bell Telephone Company recorded in Deed 306, Page 242 and Volume 356, Page 420.
6. Restrictions recorded in Misc. Volume 19, Page 861, amended by Misc. Volume 23, Page 564, and Misc. Volume 23, Page 567.
7. Right of way to Alabama Power Company recorded in Volume 308, Page 651; Volume 318, Page 588, and Misc. Volume 21, Page 855.
8. Restrictions and conditions as shown on the recorded map.
9. Agreement with Alabama Power Company for Underground Residential Distribution recorded in Book 106, Page 519, refiled in Book 117, Page 601.
10. Terms, agreements and right of way to Alabama Power Company recorded in Book 298, Page 894, and Book 306, Page 127.
11. Riparian rights incident to the premises.

TO HAVE AND TO HOLD Unto the said GRANTEE his/her heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

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06/05/1996-18153
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 44.00

Inst # 1996-18153

IN WITNESS WHEREOF, the Grantor, by its Comptroller,
has hereunto set its hand and seal this 28th day of May, 1996.

THOMPSON REALTY CO., INC.

BY: Andy B. Ward
Its: Comptroller

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in
said State, hereby certify that _____, whose
name as _____ of THOMPSON REALTY CO., INC., an
Alabama corporation, is signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day, that, being
informed of the contents of the instrument, he, as such officer,
and with full authority, executed the same voluntarily for and as
the act of said corporation.

Given under my official hand and seal this 28th day of May,
1996.

7465
NOTARY PUBLIC

My Commission Expires:

(SEAL)

7/20/97

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Inst # 1996-18153

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06/05/1996-18153
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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 44.00